



Farmhouse boasting enormous potential & rural views

Valley Farm, Great Finborough, Suffolk, IP14 3BD

Freehold

savills



5/6 bedrooms • 2 bathrooms • 4 reception rooms • kitchen/breakfast room • spacious garden • private schooling and mainline station nearby • about 1 acre

Local information

Nestled along a country lane, Great Finborough is a semi-rural village situated just west of the mid Suffolk market town of Stowmarket. Valley Farm benefits from rural facilities with a local pub, gastro pub, Co-Op, pharmacy, and medical centre, all within 2 miles. Educational facilities comprise a children's crèche, highly sought after primary school, and a 2-18 years Independent school. The latter is rated ISI Excellent, and also benefits from first class sporting facilities. There are local leisure and competition liveries, quiet hacking, various bridle paths, and a network of footpaths in the locality. Equidistant between Bury St Edmunds and Ipswich, there is a wider range of both educational and recreational facilities. Both Stowmarket and Ipswich have rail connections to London's Liverpool Street Station. The railway station is just under 7 minutes drive away.

About this property

Valley Farm is a handsome Grade II listed detached farmhouse, boasting space and offering a fantastic opportunity to sympathetically renovate this beautiful home. There are a number of original and fine character features throughout, including beautiful exposed timbers and floor-boards, sash and diamond mullion windows, and original fireplaces. The accommodation offers generous proportions and light rooms. The high ceilings display the original

dado rails and skirting. Valley Farm, with its striking facade and original character features throughout, invites an exciting opportunity for a renovation programme to transform this home back to its former glory. Understood to originate from the 15th century with a Victorian extension and later additions, the accommodation of some 3,700 sq ft offers spacious living, perfect for modern day family living.

Outside

Grounds border fields providing spectacular views from all aspects. Hard standing provides ample off-road parking for up to six vehicles. Useful timber frame outhouse and garden store. Original detached potting shed aligned to a Victorian walled garden.

Services

Mains water and electric. There was oil fired central heating. Drainage is via a septic tank.

Planning permission Mid Suffolk - 0887/17 - for works to the property was granted in June 2017.

Tenure

Freehold

Local Authority

Mid Suffolk District Council

Viewing

Strictly by appointment with Savills







Valley Lane, IP14 3BD

Approximate Area = 4479 sq ft / 416 sq m
Limited Use Area(s) = 242 sq ft / 22.4 sq m
Outbuilding = 60 sq ft / 5.5 sq m
Total = 4781 sq ft / 444.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2020. Produced for Savills (UK) Limited. REF: 641136

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